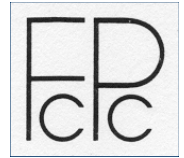




# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA Wednesday May 8, 2013

APPROVED: \_\_\_\_\_

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### NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL WHO WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND, THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM ON WHICH YOU WILL BE TESTIFYING. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: [PlanningandZoning@frederickcountymd.gov](mailto:PlanningandZoning@frederickcountymd.gov)

### TENTATIVE UPCOMING MEETINGS

#### Planning Commission Meetings/Workshops

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Wednesday- May 22, 2013 @ 7:00 PM

#### Contact

*Planning and Development Review  
@ 301-600-1138*

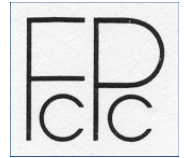
*For re-zonings, Ag-preservation, workshops,  
public hearing agendas, preliminary/final  
plats, Preliminary and Site plan items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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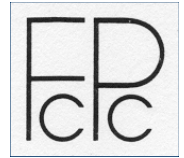
ITEM	TIME	ACTION REQUESTED
<b><u>9:30 A.M.</u></b>		
1. <b><u>MINUTES TO APPROVE</u></b>		<b>DECISION</b>
2. <b><u>PLANNING COMMISSION COMMENTS</u></b>		<b>INFORMATIONAL</b>
3. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>		<b>INFORMATIONAL</b>
4. <b><u>PRELIMINARY PLAN</u></b>		<b>DECISION</b>
a) <a href="#">Westview</a> - The Applicant is requesting a revision to a previously approved Preliminary Plan in order to reconfigure the site into 6 commercial lots within an approved MXD development, on a 9.84-acre site. File: S-905, Preliminary AP 13359, APFO AP 13348 & FRO AP 13349 <i>Tolson DeSa, Principal Planner</i>		
5. <b><u>SITE PLANS</u></b>		<b>DECISION</b>
a) <a href="#">Westview Lot 110</a> - The Applicant is requesting Site Plan approval for a 117 room hotel, on a 3.50-acre site known as Lot 110 within the Westview South 100 Series Lots. File: SP 98-36 Site AP 13360, APFO AP 13348 & FRO AP 13349 <i>Tolson DeSa, Principal Planner</i>		
6. <b><u>SPRING 2013 CYCLE , WATER AND SEWERAGE PLAN AMENDMENTS</u></b>		<b>FINDING OF CONSISTENCY</b>
The Planning Commission will hear the <a href="#">following cases</a> to determine consistency with the Comprehensive Plan.		
a) <b><u>Case WS-13-01, Grimes Properties III, LLC</u></b> Tax Map 78, Parcel 663, Lot 1, 'Auction House.' Account #09-239006. Baltimore Road, west of Mains Lane. Requesting reclassification of 4.2 acres from W-5/Dev. to W-3/Dev.		

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## AGENDA

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b) WS-13-02, Spring Investments, LLC

Tax Map 78, parcels 708 (3.6 acres) and 110 (3.9 acres). Account #09-275304 (P. 708); Account #09-274057 (P. 110). North of I-70 at Newport Drive West/East in the Spring Ridge PUD (Newport Ridge Subdivision) Requesting reclassification from W-4/Dev., S-4/Dev. to W-3/Dev., S-3/Dev.

c) WS-13-03, Buckeye Quail, LLLP

Tax Map 700, Parcel 357. Account #16-352004 (10.5 ac.), Account #16-361232 (56 ac.) in the Town of Myersville (Quail Run Subdivision). Requesting reclassification of 67 acres from W-5/Dev. to W-3/Dev. and 56 acres from S-5/Dev. to S-3/Dev., plus the addition of three (3) public water supply wells and a proposed water treatment plant to the Water Infrastructure Map.

d) WS-13-04, Buckeye Horan, LLLP and Daniel Horan

Tax Map 106, Parcel 108, Account #07-588646 (41 acres), Tax Map 106, Parcel 6, Account #07-197195 (3.9 acres) North of Prices Distillery Road at the terminus of Winmoor Drive, adjacent to the Knolls of Windsor Subdivision. Requesting reclassification of 45 acres from W-5/Dev., S-5/Dev. to W-3/Dev., S-3/Dev., plus the addition of three (3) public water supply wells to the Water Infrastructure Map.

*Tim Goodfellow, Principal Planner*

## 7. STATE HIGHWAY NEEDS INVENTORY

## RECOMMENDATION

Staff will be presenting recommended revisions to the [2011 State Highway Needs Inventory](#) (HNI), which is updated every two years. The HNI is the state's long range list of major planned improvements to primary and secondary State Highways.

*Dial Keju, Planner and Jim Gugel, Planning Director*